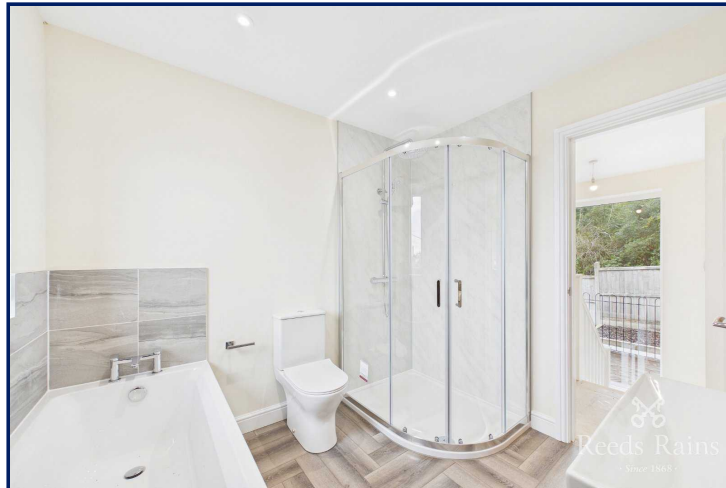




Mow Cop Road, Mow Cop, Stoke-on-Trent, Staffordshire, ST7

Asking Price: £425,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Mow Cop Road, Mow Cop, Stoke-on-Trent, Staffordshire, ST7

Asking Price: £425,000 Freehold

Council Tax Band: NA

EPC Rating: C

Brand new four bedroom detached family home which is available immediately with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

Constructed by reputable local builders, this exquisite home is an excellent choice if you are in search of a high specification, high efficiency property with a finish that is second to none.

This beautiful residence sits beneath the folly of 'Mow Cop Castle' and provides countryside views. It boasts a privileged location in the idyllic village of Mow Cop and whilst it offers a semi rural lifestyle away from the hustle and bustle of urban locations, it is by no means isolated, with the comfort of other properties and readily accessible amenities.

It stands in a non estate location in Mow Cop, which is a beautiful rural village straddling the Cheshire and Staffordshire border. Ramblers and dog walkers can also enjoy the Gritstone Trail and some of the finest walking in the area, with some fantastic ridge walks and many open green spaces of outstanding natural beauty.

The nearby towns of Congleton, Biddulph and Kidsgrove are within a very short driving distance and the North West motorway network is readily accessible with junctions at either Sandbach or Holmes Chapel. Arterial routes provide a link between Stoke-On-Trent and Manchester, as do intercity railway services at Congleton, Macclesfield and Crewe/ Stoke to London.

Buying a new home can often prove a much simpler process than buying second hand. Why compromise and buy a second hand property with the potential for hidden problems. Everything will be have been built to last, from the foundations up, so you wont have to spend your time scouring the classifieds just after you have moved in. There's nothing quite like moving into a pristine new home, clean and untouched by previous hands. They are also more energy efficient than a second hand home. Thanks to modern standards of insulation and the latest energy saving devices they have lower running costs compared to older homes and are much more affordable to live in.

We strongly recommend a closer inspection. Why not start by taking a moment to admire our immersive, interactive virtual tour - It's the perfect introduction.

EPC GRADE C.

Ground Floor

Storm Porch

Frosted double glazed composite front door.
Recessed down lighters.

Entrance Hall

Under stairs cylinder cupboard.
Under floor heating.
Stairs off with a full height PVCu double glazed window flooding the hall with light.

Living Room

PVCu double glazed window and PVCu double glazed patio doors.
Under stairs storage cupboard.
Under floor heating.

Kitchen

PVCu double glazed window.
Attractive range of shaker style wall, drawer and base units with work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap.
Integrated oven, microwave, four ring electric hob and extractor hood.
Built in fridge freezer and dishwasher.
Recessed ceiling down lighters.
Under floor heating.

Utility

PVCu double glazed window and a double glazed composite rear access door.
Matching shaker style wall and base units with a work surface.
Space for a washing machine.
Extractor fan. Recessed ceiling down lighters. Under floor heating.

WC

White suite comprising of a close coupled WC and vanity basin.
Extractor fan. Recessed ceiling down lighter. Extractor hood.
Vinyl plank flooring.

First Floor

Landing

Recessed ceiling down lighter.
Radiator.

Bedroom

PVCu double glazed window.
Radiator.
Access to the Ensuite.

Ensuite

PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity basin and a corner enclosure with a wall mounted thermostatic shower.
Recessed ceiling down lighters. Extractor fan. LED mirror cabinet. Chrome ladder style heated towel rail. Vinyl plank flooring.

Bedroom

PVCu double glazed window.
Radiator.

Bedroom

PVCu double glazed window.
Radiator.

Bedroom

PVCu double glazed window.
Radiator.

Family Bathroom

PVCu frosted double glazed window.
Four piece white suite comprising of a close coupled WC, vanity basin, a panel bath and a oversize enclosure with a wall mounted thermostatic shower.
Recessed ceiling down lighters. Extractor fan. LED mirror cabinet. Chrome ladder style heated towel rail. Vinyl plank flooring.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)

Exterior

Expansive tarmacadam driveway providing ample off street parking for several vehicles. Raised lawn retained with railway sleepers.
Terrace rear garden laid with Indian stone and raised flower beds retained with railway sleepers. Gated rear access.
Water tap, outdoor power and lighting.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Approximate total area⁽¹⁾
116.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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